

**Meeting of Special and Regular Meeting of March 22, 2011
One Twin Pines Lane, Council Chambers**

SPECIAL MEETINGS

CLOSED SESSION - 7:00 P.M.

- A. Conference with Labor Negotiators, Interim City Attorney Kane and Human Resources Director Dino, Pursuant to Government Code Section 54957.6: Unrepresented Employee, City Manager
- B. Conference with Real Property Negotiator Scoles pursuant to Government Code Section 54956.8: One Parcel: APN 040-030-070

Attended by: Councilmembers Feierbach, Wozniak, Warden, Lieberman, Braunstein, City Manager Scoles, Interim City Attorney Kane, Community Development Director de Melo, Finance Director Fil, Human Resources Director Dino, Deputy City Clerk Plut was excused from attending.

ADJOURNMENT at this time, being 7:30 P.M.

**Jozi Plut
Belmont Deputy City Clerk**

This meeting was not tape recorded or videotaped.

**REGULAR MEETING –
CALL TO ORDER 7:35 P.M.**

ROLL CALL

COUNCILMEMBERS PRESENT: Feierbach, Warden, Lieberman, Wozniak, Braunstein

COUNCILMEMBERS ABSENT: None

Staff Present: City Manager Scoles, Interim City Attorney Kane, Finance Director Fil, Human Resources Director Dino, Police Chief Mattei, Community Development Director de Melo, Parks and Recreation Director Gervais, City Treasurer Violet, Fire Chief Fry, Deputy City Clerk Plut

PLEDGE OF ALLEGIANCE

Led by Deputy City Clerk Plut

REPORT FROM CLOSED SESSION

Interim City Attorney Kane stated that direction was given but and no reportable actions were taken from the earlier Closed Session.

SPECIAL PRESENTATIONS

Presentation Beautiful Belmont Awards

Mayor Feierbach explained how the Beautiful Belmont Award recipients were chosen.

Finance Director Fil presented the Beautiful Belmont Awards to in the commercial category to the owners of Godfathers Burgers Alex, and Mike Tossin and to Janet Pepe Davis on behalf of Stanton Lowe and Tiffany Gin, the owners of 900 South Road, in the residential category.

The recipients of the award thank Council for their recognition of their properties.

Presentation of Proclamations to Outgoing Commissioners

Mayor Feierbach read and presented proclamations to outgoing Planning Commissioners Rick Frautschi and Phillip Mathewson for Outstanding Public Service.

Rick Frautschi and Phillip Mathewson thanked the Council, Staff and the residents for their support while serving on the Planning Commission.

PUBLIC COMMENTS AND ANNOUNCEMENTS

Kathleen Beasley, Belmont Library Manager, introduced a new program at the library for the homebound which provides service for those unable to visit the library.

Erin Sunkel, Belmont resident, described the condition of the pavement on Hillman Avenue. She stated that there was a need for maintenance, as it is becoming a safety issue for residents and drivers. She requested that the City makes repairs as soon as possible.

Laura Dudnick, Belmont Patch, announced an event at Hola Mexican restaurant to mark the six-month anniversary of Patch in Belmont.

COUNCIL MEMBER COMMENTS AND ANNOUNCEMENTS

Mayor Feierbach announced that the City Council will hold a Study Session on Tuesday March 29th at which Downtown Village Zoning and Council Protocols will be discussed. The meeting is open to the public and will be televised. She stated that a Community Resources Fair is upcoming and invited everyone to attend.

RECESS: 8:05 P.M. (to consider the Belmont Fire Protection Agency Agenda)

RECONVENE: 8:45 P.M.

AGENDA AMENDMENTS

Councilmember Warden requested the removal of Consent Items 4-A (Special and Regular Meeting of February 22, 2011) and 4-B (Update on Red Light Cameras). He requested more data on the collision rates since the onset of the Red Light Cameras.

Council concurred to postpone item 4-B (Update on Red Light Cameras) to a subsequent meeting

date.

Councilmember Warden stated that he did not state that he was in favor of 20 percent window coverage as proposed in the Sign Ordinance discussion on the Special and Regular Meeting of February 22, 2011.

Council concurred to postpone item 4-A Special and Regular Meeting Minutes of February 22, 2011 for correction.

ITEMS APPROVED ON CONSENT CALENDAR

Approval of Minutes of Regular Meeting of February 8, 2011

Acceptance of Informational Report Regarding the Bike Bridge Project

Motion to amend City Council Meeting Schedule for 2011

Approval of Resolution 10340 Authorizing a Purchase Order for a Pick Up Head for the Street Sweeper, #234, from Laclede Equipment for an Amount not to Exceed \$5,128.32

Approval of Resolution 10341 Authorizing a Purchase Order for Thermoplastic Striping on Alameda de las Pulgas near Carlmont High School for an Amount not to Exceed \$8,613.00

Approval of Resolution 10342 the Filing of the San Mateo County Bicycle and Pedestrian Program Fiscal Year 2012 and 2013 Application with the San Mateo County Transportation Authority and City/County Association of Governments for the Sidewalk Improvements on Ralston Avenue

Approval of Resolution 10343 Accepting a Grant Deed from Carolyn Guerra and Ronald Paul for Real Property Consisting of Five Legal Parcels on Alhambra Drive (APN: 043-165-030, 043-165-040, 043-165-050, 043-165-060, 043-165-070)

ACTION: On a motion by Councilmember Wozniak, seconded by Councilmember Warden, the Consent Agenda was unanimously approved as amended by a show of hands.

HEARINGS

Public Hearing to Consider Zone Text Amendments - Parking in Front Yards/Circular Driveways

Community Director de Melo outlined the five sections of the Zoning Code that are recommended to be amended. He stated that in the three Planning Commission public hearings, feedback was received from the public as well as the Commission. He stated that the sections of the code to be amended include language used to describe a parking space or area, the definition of how and where a vehicle may be parked, and semicircular driveways. He stated that various development standards are addressed in the amended ordinance. The new text amendments define the required area for semicircular driveways, and makes provisions for not allowing paving outside any driveway area. He described the development standards that have been added or modified. He further defined the type of vehicles and amount of time allowed. He stated that the Zone Text Amendments meet the objectives of the General Plan.

Discussion ensued regarding the required parking area for a property.

Community Development Director DeMelo clarified that every single-family home or duplex is permitted to have a required parking area which does not include the parking pad or street parking that is within the public right-of-way. He stated that on-street parking pads are not private.

Discussion ensued regarding policies for circular driveways, parking and type of vehicle parked on the driveway.

Community Development Director stated that a driveway can be either an open, hard durable, paved or semi-permeable surface.

Angi Shine, Belmont resident, stated she does not support an 80-foot frontage requirement. She stated that the requirement would become an eyesore and result in loss of parking on the street. She expressed support for a 90 or 100-foot requirement.

David Marzelli, Belmont resident, stated he does not support a semi-circular driveway on an 80-foot lot because it loses its aesthetic appeal. He stated that a 100-foot frontage is ideal for a semi-circular driveway.

Charles Rinaldi, Belmont resident, expressed support for the 80-foot requirement for semi-circular driveways.

ACTION: On a motion by Councilmember Wozniak and seconded by Councilmember Warden the Public Hearing was unanimously closed by a show of hands.

Discussion ensued regarding lot line size.

ACTION: On a motion by Councilmember Warden and seconded by Councilmember Wozniak the Public Hearing to Consider Zone Text Amendments - Parking in Front Yards/Circular Driveways was unanimously postponed to a subsequent meeting by a show of hands.

RECESS: 9:25 P.M.

RECONVENE 9:30 P.M.

NEW BUSINESS

FY 2012 Budget Strategic Planning

Deputy Finance Director Lazzari provided an outline of the budget strategic planning for FY 2012. She stated that the City's budget is comprised of money received from taxes and service charges, including sewer and storm drain fees. She stated that Belmont's office space vacancy is the highest in the County. She stated that permit activity for dwelling units has increased.

Finance Director Fil stated that the General Fund is on a modest recovery and property tax revenue growth is returning to a normal level. He stated that the trends and projections for the gas tax indicating a reduction, which could have a drastic effect on the maintenance of streets and roads.

Deputy Finance Director Lazzari stated that sales tax revenue is also improving. She stated that operating expenditure forecasts are tied to projected increases in inflation, as well as those that are in the existing Memoranda of Understanding (MOU) but do not expect any new debt considerations. She stated that staffing levels have dropped but Public Employee Retirement System (PERS) rates have gone up and are expected to increase further. She stated the Capital Improvement Plan Assumptions include storm drain and sewer projects, street improvements, economic development and low and moderate income housing projects. Equipment will continue to be replaced unless there is a useful life remaining, and phase three of the master technology plan will continue. She stated that the Governor's budget proposal of the dissolution of the Redevelopment Agency is not in the base budget and a vote on the state is eminent which will further impact the City's budget once it is passed.

Finance Director Fil described the policy directives of the General Fund. He asked for Council consideration in raising the General Fund balance. He suggested that the funds of the recent remnant parcel sale be placed in the General Fund to mitigate the cash problem. He stated that the General Fund balance for the FY 2012 and the gap is manageable due to the actions taken in the last fiscal year. He recommended that Council accept the policy directive assumptions for the FY 2012.

Discussion ensued regarding policy directive assumptions.

ACTION: on a roll call vote by Mayor Feierbach (3-2, Feierbach, Warden-no) direction was given to explore the Transient Occupancy Tax increase.

Discussion ensued on property transfer tax.

ACTION: on a roll call vote by Mayor Feierbach (4-1, Warden-no) direction was given to explore the property transfer tax increase.

Councilmember Warden stated that he will not support any tax initiatives in the City. He stated that charging for services is different from taxes.

Councilmember Wozniak stated that she supports recovering costs for City services.

Discussion ensued regarding the minimum General Fund Balance. Councilmember Warden stated that an ongoing policy should be established for the increase in the General Fund.

ACTION: on a roll call vote by Mayor Feierbach (5-0) direction was given to increase the General Fund Balance to \$2.5 million using the proceeds from the sale of the remnant property sale. Councilmember Braunstein stated that he supports the increase in the General Fund but not as proposed.

Council concurred to engage labor in resolving the budget gap and to create a budget for a

standalone fire department and a City Attorney Department.

Discussion ensued regarding priority calendar projects. Councilmember Warden stated that more discussion is needed on the priority calendar items.

Discussion ensued regarding the Capital Improvement Plan (CIP) no direction was given.

Verbal report from Councilmembers on Intergovernmental (IGR) and Subcommittee Assignments

Councilmember Wozniak reported that as discussed at a recent C/CAG meeting, the marketing portion of the Safe Routes to School Program will be turned over to the San Mateo County Superintendent of Schools. She stated that she attended San Mateo County Coalition of Cities on High Speed Rail.

Councilmember Lieberman stated that he attended a special workshop at South Bayside System Authority (SBSA) regarding the capital improvement project and the automation and conveyance systems. He alerted the Council that the SBSA is dealing with a leak potential for a large spill depending on the amount of rainfall to come. City Manager Scoles added that the impact to the City of Belmont would be a disruption in flow capacity.

MEETING EXTENSION: at this time, being 10:30 P.M., on a motion by Councilmember Wozniak, seconded by Councilmember Lieberman, the meeting was unanimously extended for 30 minutes by a show of hands.

Update on High Speed Rail

Community Development Director DeMelo stated that Belmont will draft a letter to become a member of the San Mateo County Rail Corridor Partnership after some issues have been vetted. He stated that the High Speed Rail AdHoc Committee continues to research and uncover issues for the draft EIR.

Verbal Report from City Manager

City Manager Scoles provided an update on minor damage from the recent storm. He thanked staff and all involved for a successful ribbon cutting event for the Emmett House. He stated that that SunEdison is in the final stages of signing a lease.

ADJOURNMENT at this time, being 10:40 P.M.

**Jozi Plut
Deputy City Clerk**

Meeting audio-recorded and videotaped
Audio Recording 781